



S&T
INTERIORS AND
CONTRACTING

0143 - Russell Hotel

14/04/2016 – Revised Application

2015/6858 - Listed Building Application for:

Proposed unloading and logistics strategy for the works necessitates the use of hoists located on Guildford Street on the South Elevation and the other located on Bernard Street on the North Elevation. Proposed Removal of; All existing windows and frames, central terracotta ~~parapet~~/balustrading, removal of section of mansard roof below windows. Proposed reinstatement and rebuilding of; terracotta mullions, balustrading to match existing and sections of mansard roof towards end of construction works



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1.0 Introduction

Russell Hotel refurbishment project comprises the adaptation, upgrade and refurbishment of all guestrooms, corridors, public areas, part back of house and façade. The Hotel sits prominently on Russell Square in the Bloomsbury Conservation Area. It was constructed in 1898 and carries a Grade II * Listed status.

1.1 Description of Hoists and Associated Works

Listed Building Planning Applications for alterations and refurbishment of the Russell Hotel have been made by EPR Architects to Camden Council and approval decision notices received (references: 2014/7634, 2015/0052, 2015/1031, 2015/1344, 2015/1673 (in draft)). As the Main Contractor on the project we are working with EPR and the client team on enabling works to facilitate the permitted refurbishment.

The unloading and logistics strategy has been informed by the key factors below:

- The client has requirements for the hotel to continue operation during part of the works therefore careful planning, phasing, sectional completion and physical separation is required.
- We have previously spoken with Camden Council Highways regarding unloading and a preference for unloading on Guilford Street was expressed (see Logistics Plan 0143-RUSS-SK1).

The unloading and logistics strategy for the works necessitates the use of two 2-tonne caged goods hoists. One located on Guilford Street on the South Elevation of the hotel and the other located on Bernard Street on the North Elevation (see Logistics Plan 0143-RUSS-SK1).

In order to facilitate access from the hoist into the hoist access plot and rest of building, the following works to the existing listed façade must be undertaken (see Details 0143-RUSS-SK8 & 9):

- Careful removal of all existing windows and frames to hoist plots on levels 1 through 7. This is to protect the windows from damage and allow maximum clear access into the hoist plot. These are to be securely stored, numbered and reinstated towards the end of the construction works.
- Careful removal of central terracotta window mullion in window apertures to hoist plots on levels 1 through 5. The apertures will be propped/supported as required during construction works. The terracotta mullions will be re-instated and re-built to match existing towards the end of the construction works.
- Careful removal of the section of terracotta parapet/balustrading directly in front of the hoist plot on levels 1 and 5. Balustrading to be re-built to match existing towards the end of the construction works.
- Careful removal of the section of metal balustrading directly in front of the hoist plot window on levels 2, 3 and 4. Existing iron balustrading to be re-instated back onto original supports towards the end of the construction works.
- Careful removal of section of mansard roof below windows on levels 6 and 7. Sections of mansard roof will be rebuilt towards end of construction works. This will include re-instatement of original slate tiles as well as re-building of leadwork to blend in and match existing.

As can be seen from the two precedents included (see 0143-RUSS-SK10 & 11) several members of the S & T project team for the Russell Hotel have successfully completed similar works to listed facades of other prestigious central London hotel restoration projects.



We have included in this application the Harrison Goldman External Façade Condition Survey. There are a number of existing façade issues that require imminent attention including cracks, holes and damaged terracotta. Repairing these issues and cleaning and restoring the iconic façade as a whole is a central objective of this project and one that we are confident of achieving.

2.0 Additional Planning Permissions and Listed Building Consent Note

Since the original Application was made on 06/12/15 Listed Building Consent and Full Planning Permission has been granted under Application Refs: 2015/2013/L and 2015/1673/P for the Hotel Russell. Proposal: Internal and External Alterations including roof plant, internal courtyard, building fenestration and mezzanine levels.

As explained above under 1.1, the Logistics and Temporary Works strategy has been informed by the Client and Hotel Operators requirement to carry out the works in Phases which can be seen in the Architect's (EPR) latest Plans showing Phase 1 and 2 necessitating hoists within each Phase/Zone.

Further to the above, meetings and correspondence have taken place with Gordon Hamilton and Niall Lamb of the network management team as well as Planning Obligations Team to further develop our strategy and Construction Management Plan approval.

Building License Application Forms for Scaffolding and Hoarding are underway.



3.0 Heritage Statement

(For the development overall please refer to Heritage Statement submitted by EPR Architects for Listed Building Application 2015/2013/L. The below Statement is in relation to Application 2015/6858)

3.1 Character and Architectural/Historical Interest

The Hotel Russell is located on Russell Square, Bloomsbury, London, owned and operated by the Principal Hayley Group. It was built in 1898 by the architect, Charles Fitzroy Doll. It is distinctively clad in decorative thé-au-lait terracotta, and was based on the Château de Madrid on the Bois de Boulogne in Paris. A sister hotel by the same architect, the Imperial Hotel, was also built on Russell Square but was demolished in the late 1960s.

The life-size statues of four British Queens above the main entrance were the work of sculptor Henry Charles Fehr. The façade, by Doll, incorporates the coats of arms of the world's nations as they were in 1898 in the spandrels of the first floor.

The hotel was one of the few that were not taken over by the War Office during the Second World War. It survived the war largely intact, but the magnificent dome that stood on the roof was badly damaged in an air raid of 1941 and not replaced.

3.2 Justification for the proposed development

(For the development overall please refer to Heritage Statement submitted by EPR Architects for Listed Building Application 2015/2013/L)

Justification for the temporary removal and reinstatement of timber windows, terracotta mullions, terracotta balustrades, iron balustrades and sections of Mansard roof is to facilitate the permitted development within the client's requirements. As an additional note, planned works as part of this development seek to preserve and maintain the historical and cultural architectural features of this landmark hotel.

3.3 Expected Impact

The expected impact of temporarily removing and re-instating the above components of the façade in the long term is nil. In the short term these components will be removed but will not be visible as they will be obscured by the hoist run-off and access scaffold. We have taken guidance from the structural engineers and architect on the project as well as worked closely with our appointed façade contractor, Stonewest to develop a considered method statement (Appendix L). Stonewest are restoration and façade specialists and have carried out several projects for the National Trust as well as Landmark Grade 1 façade restoration projects including St. Pancras International.

3.4 Steps taken to avoid adverse impacts

As can be seen from the Method Statement submitted by Stonewest (Appendix L, Pg 9) careful consideration has been given to the steps that will be taken in 'The careful dismantling of the Terracotta units' to ensure there is no adverse impact.

Additionally, under the advice and guidance of Stonewest we have amended the scope to avoid the removal of any terracotta corbels on 5th floor. Sketches 8 and 9 (Appendices B and C) have been updated to reflect this.



3.5 Sources and expertise consulted

Advice and guidance has been taken from the following sources, consultants and specialist sub-contractors;

EPR Architects

Simpson Structural and Consulting Engineers

Harrison Goldman Stone Consultants

BWP Temporary Works Engineers

Stonewest Specialist Façade Contractors

Previous project records/archives; The Savoy and Connaught Hotels